169.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,300 / 869,300
					USE VALUE:	869,300 / 869,300
					ASSESSED:	869,300 / 869,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EWEN MARK D & KAREN L
Owner 2:	
Owner 3:	
Street 1:	56 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADAMS JOHN MICHAEL -
Owner 2:	CARRABINO LISA -
Street 1:	56 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 2520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9474.000	375,500	800	493,000	869,300
Total Card	0.217	375,500	800	493,000	869,300
Total Parcel	0.217	375,500	800	493,000	869,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.96 /Parcel: 344.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111916

GIS Ref

GIS Ref

Insp Date 07/31/18

!13062!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,500	800	9,474.	493,000	869,300		Year end	12/23/2021
2021	101	FV	364,000	800	9,474.	493,000	857,800		Year End Roll	12/10/2020
2020	101	FV	364,000	800	9,474.	493,000	857,800	857,800	Year End Roll	12/18/2019
2019	101	FV	277,800	800	9,474.	493,000	771,600	771,600	Year End Roll	1/3/2019
2018	101	FV	294,100	0	9,474.	415,500	709,600	709,600	Year End Roll	12/20/2017
2017	101	FV	294,100	0	9,474.	380,300	674,400	674,400	Year End Roll	1/3/2017
2016	101	FV	294,100	0	9,474.	323,900	618,000	618,000	Year End	1/4/2016
2015	101	FV	269,300	0	9,474.	281,700	551,000	551,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:04:51

LAST REV

Date	Time
08/10/18	10:31:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13062

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS JOHN MICH	54992-31		7/15/2010		555,000	No	No		
SHURE LYNDA S--	34528-379		1/9/2002	Family	352,000	No	No		
	7943-340		1/1/1901			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2017	1299	Redo Kit	25,000					
9/25/2014	1256	Heat App	6,800		9/25/2014			Install AC.
7/22/2014	876	Addition	80,000					
4/13/2011	271	Manual	2,500					REBUILD STEPS
10/8/2009	965	Redo Bas	39,358					
6/21/2002	498	Wood Dec	5,000	O		G4	GR FY04	12X16 DECK
6/7/2002	431	Demoliti	1,000	C				DEMO GARAGE
3/28/2002	219	New Wind	6,300	C				REPLACE WINDOWS/DO
3/5/2002	127	Redo Kit	30,000	C				REMODEL 2 BATHS-1
4/16/1993	111	Re-Roof	1,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
7/28/2014	Info Fm Prmt	PC	PHIL C
10/14/2008	Inspected	355	PATRIOT
12/15/1999	Meas/Inspect	243	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9474		Sq. Ft.	Site		0	70.	0.74	7									492,955						493,000	

USER DEFINED

Prior Id # 1:	111916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.21749	Total SF/SM:	9474	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,955	Spl Credit		Total:	493,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	0.99693000
Adj $ / SQ:	165.241
Other Features:	82134
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461342
Depreciation:	85810
Depreciated Total:	375533

COMMENTS

some wtr seepage in bmt 3/4 chanfed to 1/4 bth ffl.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

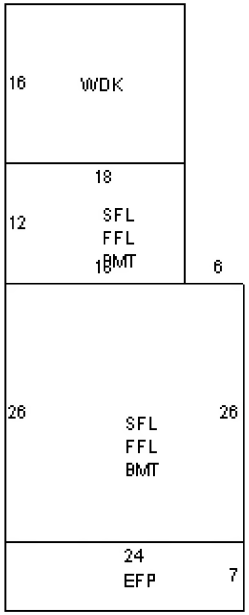
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.24
Special Features:	0	Val/Su Net:	126.18
Final Total:	375500	Val/Su SzAd	223.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	109.060	91,610
FFL	First Floor	840	165.240	138,803
SFL	Second Floor	840	165.240	138,803
WDK	Deck	288	9.440	2,720
EFP	Enclos Porch	168	43.300	7,274

Net Sketched Area:	2,976			Total:	379,210
Size Ad	1680	Gross Area	2976	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	12X20	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800